



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., February 25, 2025  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Tuesday, February 18, 2025

2<sup>nd</sup> Printing – Sunday, February 23, 2025

**III. APPROVAL OF PREVIOUS BOARD MINUTES – February 06, 2025**

**IV. NEW BUSINESS**

**PAGE (S)**

<b>1. Resolution No. FY2025-015</b> .....	<b>1 - 2</b>
Resolution approving Above-Step Recruitment for the Accountant I (Permanent Position)	
<b>2. Resolution No. FY2025-016</b> .....	<b>3 - 4</b>
Resolution approving Above-Step Recruitment for the Accountant III (Temporary Position)	
<b>3. Resolution No. FY2025-012</b> .....	<b>5 - 17</b>
Resolution approving the Write-Off of Tenant Accounts Receivable	
<b>4. Intent of Award</b> .....	<b>18 - 21</b>
IFB GHURA-25-001; Rehabilitation of the Hagatna Soup Kitchen	
<b>5. Intent of Award</b> .....	<b>22 - 25</b>
IFB GHURA-25-002; Renovation of MOD 9 for AMPs 1, 2 & 4	
<b>6. Change Order #1</b> .....	<b>26 - 27</b>
IFB GHURA-24-004; Renovation and Upgrade of Basketball Court at Toto Gardens and Construction of Generator Room	

**V. EXECUTIVE DIRECTOR'S REPORT**

1. Project Updates
2. Division Updates

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meeting: Tuesday, March 25, 2025  
@ 12:00 p.m.

**VII. ADJOURNMENT**



**VEHICLES FOR BID**  
"AS IS"

**2023 Toyota Tundra**  
**2019 Nissan Versa**

Vehicles may be viewed at Bank of Guam Hagåtña Branch **by appointment only**, Tuesday through Friday, from 9:00am to 4:00pm. Last day for bidding will be on Friday, February 21, 2025 at 4:00pm. For more information, please contact Tatum Santos at (671) 472-5336/988-3326 or Kiana Aquino at (671) 472-5324/688-7784. Bank of Guam reserves the right to refuse any or all bids.

111 Chalan Santo Papa  
Hagåtña, Guam 96910  
(671) 472-5300  
bankofguam.com



**JUDICIAL COUNCIL OF GUAM**  
**REGULAR MEETING**  
**THURSDAY, FEBRUARY 20, 2025**  
**12:00 PM**  
**GUAM JUDICIAL CENTER**  
**AND VIA VIDEOCONFERENCE**

**AGENDA**

- I. CALL TO ORDER
- II. PROOF OF DUE NOTICE OF MEETING:  
February 13, 2025  
February 18, 2025
- III. DETERMINATION OF QUORUM
- IV. READING AND DISPOSAL OF MINUTES:  
January 16, 2025 Regular Meeting
- V. OLD BUSINESS  
A. C. Judiciary FY 2025 Remittances Pursuant to Applicable Law  
B. eCourt and eSupervision Transition Resolution, JC - Relative to Updating Law Enforcement Physical Fitness Qualifications Test
- VI. NEW BUSINESS  
A. Workplace Wellness  
B. Notice of the Next Meeting (Thursday, March 20, 2025)
- VII. COMMUNICATIONS
- VIII. PUBLIC COMMENT  
A. Guam Bar Association - President's Report  
B. Court Employees Association
- IX. ADJOURNMENT

**CANNABIS CONTROL BOARD**  
**NOTICE OF REGULAR MEETING**

The Cannabis Control Board will be meeting on Tuesday, February 25, 2025 at 2:00pm via Zoom Video Conference  
Meeting Link: <https://us06web.zoom.us/j/89812463380>  
Livestream: [Guam Department of Revenue and Taxation - Facebook page](#)

**AGENDA:**

- I. Call to Order
- II. Roll Call of Members/Quorum:
- III. Secretary's Report:  
(A) CCB Mtg #53 Minutes-April 01, 2024 (Pending)  
(B) CCB Mtg #54 Minutes-June 10, 2024 (Pending)  
(C) CCB Mtg #55 Minutes-October 28, 2024 (Pending)
- IV. Old Business:  
(A) Annual Cannabis Summit  
(B) DRT-CEL-2023-001: Greenland Farms, Inc. (Tabled)  
(C) DRT-CEL-2023-002: Blue Wave, Inc. (Tabled)  
(D) DRT-CEL-2023-003: Pacific Root, LLC (Tabled)  
(E) DRT-CEL-2023-004: Guam Real Deal LLC (Tabled)
- V. New Business:  
(A) DRT-CICA-2025-018  
Fujisaki, Tomotaka DBA: Same
- VI. Cannabis Application & License Status
- VII. Other Discussions:  
(A) Cannabis Regulators Association (CANNRA) membership  
(B) Metrc new state user training
- VIII. Next CC Board Meeting:
- IX. Open Forum/Public Comment:
- X. Meeting Adjourned:

For any special accommodations, please contact: 635-1806/02  
This ad is paid with the Department of Revenue & Taxation's General Fund

**Guam Community Health Centers Board of Director's Meeting**  
**Thursday, February 20, 2025 at 10:00am**  
**Northern Region Community Health Center**  
**520 West Santa Monica Avenue, Dededo, Guam**  
<https://www.facebook.com/profile.php?id=61550963051973>

**AGENDA**

- I. Call to Order
- II. Review and Approval of Minutes
- III. Public Forum
- IV. Old Business  
A. Operations Report  
1. Recruitment of CEO and other vacancies  
a. Ratify Selection of CEO position  
2. Procurement  
B. Policies and Procedures Updates  
C. Grants  
1. EHR  
2. SAC Grant Status  
3. ARPA Grant (Northern Expansion)  
4. Behavioral Health Grant (uploaded Feb 2, 2025)  
a. Update Form 424a  
b. Personal Information  
5. FEMA Grant (Typhoon Marwar) (4715DR-GU); Project 730372 (SRCHC) & 730373 (NRCHC)  
D. Outreach Lions Club  
a. In Reach (March 8, 2025)  
E. Task Force for Greater Autonomy
- V. Projects, Activities and Events for the month  
1. SDA Medical Conferences, Feb 9-10, 2025  
2. Public Health Proclamation Signing (Lead Prevention E.O.), April 4, 2025  
3. Fund Raising BPCS/Board
- VI. Chief Medical Director  
A. Provider Contracts  
B. QA/QI
- VII. FY25 Fiscal Year Budget
- VIII. New Business  
A. Alternate Site  
B. 2025 Sliding Fee Scale
- IX. Business and Finance Report
- X. Treasurer's Report
- XI. Travel
- XII. Announcements/Open Discussion
- XIII. Next Meeting
- XIV. Adjournment

For special accommodations please call 671 635-7447  
This ad is paid by the GCHC Program Income

 <b>LOURDES A. LEON GUERRERO</b> Honorable Governor Maga'hága JOHN "JO" QUINATA Executive Manager	 <b>AIRPORT GUAM</b> P.O. Box 8770 Tamuning, GU 96931 • Tel: (671) 646-0300	 <b>JOSHUA F. TENORIO</b> Honorable Lt. Governor Sigundo Maga'láhi ARTEMIO "RICKY" HERNANDEZ, Ph.D. Deputy Executive Manager
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**REQUEST FOR PROPOSALS**

**CREATIVE DESIGN, PRODUCTION, AND PASSENGER & CUSTOMER SERVICE PROGRAMS**  
**RFP No. RFP-005-FY25**

<p><b>Deadline for Receipt of Written Questions</b> (Single Point of Contact) <b>02/26/2025, 5:00 p.m. (ChST)</b></p>	<p><b>Proposal Submission Deadline</b> (GIAA Admin Office - 3rd floor) <b>03/11/2025, 4:00 p.m. (ChST)</b></p>
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For additional information, contact Ms. Jenielle Meno, the Single Point of Contact, via email at: [giaarfp525@guamairport.net](mailto:giaarfp525@guamairport.net)

The complete RFP packet and any addenda are available for public inspection at the GIAA Administration Office and for download from GIAA's website at [www.guamairport.com](http://www.guamairport.com). All Prospective offerors must register by submitting to GIAA the Acknowledgement of Receipt Form included as part of this RFP. GIAA shall not be liable for failure to provide notice(s) or addenda to any prospective offeror who does not submit an Acknowledgement of Receipt Form. GIAA reserves the right to reject any and all proposals or offers and to waive any and all informalities, and such rejection or waiver will be in GIAA's best interest.

AD PAID FOR BY: ATURIDAT PUETTON BATKON AIREN ENTENASIONAT GUAHAN



**Guam Solid Waste Authority Board of Directors Meeting**  
**Thursday, February 20, 2025 – 1:00 PM (ChST)**

**Join Zoom Meeting**

Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVd0ajlKRjBhCWFrclZlZyZ09>

Meeting ID: 914 040 8814      Passcode: 777546

THE GUAM SOLID WASTE AUTHORITY BOARD OF DIRECTORS WILL HAVE A REGULAR BOARD MEETING FEBRUARY 20, 2025 AT 1:00 PM. THE MEETING WILL BE CONDUCTED VIA ZOOM.

**AGENDA:** I. CALL TO ORDER, II. ROLL CALL, III. DETERMINATION OF PROOF OF PUBLICATION, IV. APPROVAL OF AGENDA ITEMS, V. APPROVAL OF MINUTES, VI. REPORTS, A. RECEIVER REPORTS WITH I. RECEIVERSHIP UPDATE II. TRANSITION PLAN UPDATE, B. MANAGEMENT REPORTS I. OPERATIONAL UPDATE II. FINANCIAL REPORT, C. LEGAL COUNSEL'S REPORT, D. COMMITTEE REPORTS, VII. UNFINISHED BUSINESS, A. RATE CASE WITH PUBLIC UTILITIES COMMISSION, B. ISLAND WIDE TRASH COLLECTION INITIATIVE I. PROPOSED BILL, C. LAYON CELLS 1 AND 2 CLOSURE, VIII. NEW BUSINESS, IX. COMMUNICATIONS AND CORRESPONDENCE, X. PUBLIC FORUM, A. BART CRUZ - RECYCLE SERVICE, XI. NEXT MEETING, XII. ADJOURN.

Access live stream of the meeting on GSWA website: <https://www.gswa.guam.gov/>

For more information, please contact GSWA Admin at [keilani.mesa@gswa.guam.gov](mailto:keilani.mesa@gswa.guam.gov) or

671-646-3215. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD)

may contact 671-646-3111. This advertisement was paid for by GSWA.

 Lourdes A. Leon Guerrero Governor of Guam	<b>GHURA</b> Guam Housing and Urban Renewal Authority Aturidat Ginima' Yan Rinuban Siudad Guahan 117 Bien Venida Avenue, Sinajana, GU 96910 Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701 Website: <a href="http://www.ghura.org">www.ghura.org</a>	 Joshua F. Tenorio Lieutenant Governor of Guam
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**Board of Commissioners Meeting**  
**Tuesday, February 25, 2025 at 12:00 PM.**  
**This meeting is open to the public via Zoom.**  
Topic: GHURA BoC Meeting, Tuesday, Feb. 25, 2025  
Time: Feb 25, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting:  
<https://us06web.zoom.us/j/84401540071?pwd=7DpZwEKUHV4pxlmpTR9nOHwD019W8u.1>  
Meeting ID: 844 0154 0071    Passcode: 733812  
Watch Youtube Live Stream: <https://www.youtube.com/channel/UCGqKWUok0mTofOLyn48ULag>

**AGENDA:**

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES – February 06, 2025
- IV. NEW BUSINESS  
1. Resolution No. FY2025-015; Resolution approving Above-Step Recruitment for the Accountant I (Permanent Position)  
2. Resolution No. FY2025-016; Resolution approving Above-Step Recruitment for the Accountant III (Temporary Position)  
3. Resolution No. FY2025-012; Resolution approving the Write-Off of Tenant Accounts Receivable  
4. Intent of Award; IFB GHURA-25-001; Rehabilitation of the Hagatna Soup Kitchen  
5. Intent of Award; IFB GHURA-25-002; Renovation of MOD 9 for AMPs 1, 2 & 4  
6. Change Order #1; IFB GHURA-24-004; Renovation and Upgrade of Basketball Court at Toto Gardens and Construction of Generator Room
- V. EXECUTIVE DIRECTOR'S REPORT  
1. Project Updates  
2. Division Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS  
1. Next proposed scheduled Board Meeting – Tuesday, March 25, 2025 @ 12:00 p.m.
- VII. ADJOURNMENT

The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).

For more information, please contact Audrey Aguan at 475-1378 and for special accommodations, please contact Chief Planner – Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.

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### First Notice: GHURA Board of Commissioners Meeting - 02/25/2025 @12:00pm ChST

**ANNOUNCEMENT**

Posted on: 02/18/2025 10:25 AM

Posted by: Julie Lujan

**Department(s): GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)**

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

Share this notice



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**THOMPSON THOMPSON & ALCANTARA, P.C.**  
 238 Archbishop Flores Street, Suite 801  
 Hagåtña, Guam 96910  
 Telephone: (671) 472-2089  
 Facsimile: (671) 477-5206  
 Email: MThompson@talaw.net  
 Alt. Email: Intake@talaw.net  
 Attorneys for Petitioner Jennifer T. Holbrook-Fegurgur

**IN THE SUPERIOR COURT OF GUAM  
 IN THE MATTER OF THE ESTATE  
 OF  
 MICHIKO HOLBROOK,  
 Deceased.**

**PROBATE CASE NO. PR0007-25  
 NOTICE OF HEARING ON  
 PETITION FOR PROBATE OF WILL  
 AND FOR LETTERS TESTAMENTARY**

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

NOTICE IS HEREBY GIVEN that JENNIFER T. HOLBROOK-FEGURGUR has filed herein her Petition for Probate of Will and for Letters Testamentary in the Estate of MICHIKO HOLBROOK, deceased, and that on Mar 05 2025 at 9:30 a.m., in the Courtroom of the Superior Court of Guam, Judiciary Building, 120 West O'Brien Drive, Hagåtña, Guam, has been set for the hearing of said petition, and all persons interested are hereby notified to appear at the time and place set for hearing and show cause, if any they have, why the petition should not be granted. Reference is hereby made to said petition for further particulars.

Dated: JAN 29, 2025.

**JANICE M. CAMACHO-PEREZ, ESQ.  
 Clerk of Court, Superior Court of Guam  
 By: /s/ Pauline I. Untalan  
 Chamber/Courtroom Clerk**

You may appear in person at Judge Dana A. Gutierrez's Courtroom, 120 West O'Brien Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://guamcourts-org.zoom.us> and enter Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the designated hearing time.

**IN THE SUPERIOR COURT OF GUAM  
 IN THE MATTER OF THE ESTATE OF  
 JOSEPHINE AQUININGOC EUSTAQUIO,  
 Deceased.**

PROBATE CASE NO. PR0011-25

**NOTICE OF HEARING ON PETITION FOR  
 LETTERS OF ADMINISTRATION**

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

NOTICE IS HEREBY GIVEN that COAST 360 FEDERAL CREDIT UNION has filed herein its Petition for Letters of Administration upon the Estate of JOSEPHINE AQUININGOC EUSTAQUIO, deceased, and that **MAR 05 2025 at 9:30 a.m.** in the court room of the Superior Court of Guam, Hagatna, Guam has been set for the hearing of said petition and all persons interested are hereby notified to appear at the time and place set for said hearing, and show cause, if any they have, why the petition should not be granted.

Reference is hereby made to the said petition for further particulars.

Dated this day of JAN 29, 2025.

JANICE M. CAMACHO-PEREZ  
 Clerk, Superior Court of Guam  
 By: /s/ Pauline I. Untalan  
 Chamber/Courtroom Clerk

You may appear in person in the Courtroom of the Honorable Dana A. Gutierrez, located at 120 W. O'Brien Drive, Hagåtña, Guam or you may participate via ZOOM by logging onto <https://guamcourts-org.zoom.us> and enter Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the designated hearing time.

**Guam Waterworks  
 Employees Association  
 (non-profit)  
 Financials 2023 and 2024**

FY2023	
2022 Balance Forwarded	\$ 66.46
Account Ending Balance	\$ 2,990.17
<b>TOTAL:</b>	<b>\$ 2,990.17</b>
FY2024	
Account Beginning Balance	\$ 6,075.26
Account Ending Balance	\$ 12,686.55
<b>TOTAL:</b>	<b>\$ 12,686.55</b>

**CANNABIS CONTROL BOARD  
 NOTICE OF REGULAR MEETING**

The Cannabis Control Board will be meeting on Tuesday, February 25, 2025 at 2:00pm via Zoom Video Conference

Meeting Link: <https://us06web.zoom.us/j/89812463380>  
 Livestream: [Guam Department of Revenue and Taxation - Facebook page](#)

**AGENDA:**

- I. Call to Order
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- III. Secretary's Report:
  - (A) CCB Mtg #53 Minutes-April 01, 2024 (Pending)
  - (B) CCB Mtg #54 Minutes-June 10, 2024 (Pending)
  - (C) CCB Mtg #55 Minutes-October 28, 2024 (Pending)
- IV. Old Business:
  - (A) Annual Cannabis Summit
  - (B) DRT-CEL-2023-001: Greenland Farms, Inc. (Tabled)
  - (C) DRT-CEL-2023-002: Blue Wave, Inc. (Tabled)
  - (D) DRT-CEL-2023-003: Pacific Root, LLC (Tabled)
  - (E) DRT-CEL-2023-004: Guam Real Deal LLC (Tabled)
- V. New Business:
  - (A) DRT-CICA-2025-018 Fujisaki, Tomotaka DBA: Same
- VI. Cannabis Application & Licensee Status
- VII. Other Discussions:
  - (A) Cannabis Regulators Association (CANNRA) membership
  - (B) Metrc new state user training
- VIII. Next CC Board Meeting:
- IX. Open Forum/Public Comment:
- X. Meeting Adjourned:

For any special accommodations, please contact: 635-1806/02  
 This ad is paid with the Department of Revenue & Taxation's General Fund

Guam's Bakery, Inc. has an immediate job opportunity in Barrigada, Guam for the following position:

**BAKERS**

Prepare & mix ingredients in mass quantity according to recipes and production schedules. Operate industrial baking equipment such as mixers, ovens, proofers, and packaging machinery. Monitor baking process to ensure products are baked to specifications regarding size, shape, and quality. Adjust machine setting as necessary to optimize production efficiency and product consistency.

Applicants must have a high school diploma/GED, and two years verifiable work experience as a Baker.

If interested, please submit resumes to:


Guam's Bakery, Inc.  
 Attn: Henri Oftana  
 140 Kayen Chando  
 Dededo, Guam 96929

**JOB ANNOUNCEMENT**

Openings for Carpenters w/ Johndel International, Inc. d.b.a. JMI-Edison in Tamuning, GU. Min. Req.: 1 yr exp. as a carpenter. Performs usual duties as a carpenter for const co engaging in gen const contracting serv. Performs work at company's job sites on GU. Travels each workday to the company's job sites in the MSA of Guam. Send CV by mail to P.O. Box 6577 Tamuning, Guam 96931 or by email to [ed\\_ilao@jmiguam.com](mailto:ed_ilao@jmiguam.com). Verif. of qualif req.


**JOB ANNOUNCEMENT**

Openings for Cement Masons w/ Johndel International, Inc. d.b.a. JMI-Edison in Tamuning, GU. Min. Req.: 1 yr exp. as a cement mason or mason (any job title). Performs usual duties as a cement mason for const co engaging in gen const contracting serv. Performs work at company's job sites on GU. Travels each workday to the company's job sites in the MSA of Guam. Send CV by mail to P.O. Box 6577 Tamuning, Guam 96931 or by email to [ed\\_ilao@jmiguam.com](mailto:ed_ilao@jmiguam.com). Verif. of qualif req.



**GHURA**

Guam Housing and Urban Renewal Authority  
 Aturidat Ginima' Yan Rinueban Sidad Guahan  
 117 Bien Venida Avenue, Sinajana, GU 96910  
 Phone: (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701  
 Website: [www.ghura.org](http://www.ghura.org)



**Louderes A. Leon Guerrero**  
 Governor of Guam

**Joshua F. Tenorio**  
 Lieutenant Governor of Guam

**Board of Commissioners Meeting  
 Tuesday, February 25, 2025 at 12:00 PM.  
 This meeting is open to the public via Zoom.**

Topic: GHURA BoC Meeting, Tuesday, Feb. 25, 2025  
 Time: Feb 25, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting:  
<https://us06web.zoom.us/j/8440154007?pwd=7DpZwEUkHv4xlpTR9n0HWd019W8u.1>  
 Meeting ID: 844 0154 0071 Passcode: 733812  
 Watch Youtube Live Stream: <https://www.youtube.com/channel/UCGqKWU0k0mT0F0LYn48ULag>

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The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).  
 For more information, please contact Audrey Agoun at 475-1378 and for special accommodations, please contact Chief Planner – Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.  
 This advertisement was paid for by GHURA.

**JOB ANNOUNCEMENT**

Openings for Electricians w/ Johndel International, Inc. d.b.a. JMI-Edison in Tamuning, GU. Min. Req.: 2 yrs exp. as an electrician or electrical technician (any job title). Performs usual duties as an electrician for const co engaging in gen const contracting serv. Performs work at company's job sites on GU. Travels each workday to the company's job sites in the MSA of Guam. Send CV by mail to P.O. Box 6577 Tamuning, Guam 96931 or by email to [ed\\_ilao@jmiguam.com](mailto:ed_ilao@jmiguam.com). Verif. of qualif req.

**PUBLICATION NOTICE**

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

**Vigna LLC  
 DBA: Provisions Wine & Cheese**

has applied for a Class: 14 (Fourteen) Instructional Tasting License Alcoholic Beverage License said premises being marked as Lot: 1498-3-New 139 Chalan Santo Papa Juan Pablo Unit 102, Hagatna



## Second Notice - GHURA Board of Commissioners Meeting - 2/25/2025 at 12:00 PM ChST

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### Second Notice - GHURA Board of Commissioners Meeting - 2/25/2025 at 12:00 PM ChST



PRINT

**ANNOUNCEMENT**

**Posted on:** 02/21/2025 10:27 AM

**Posted by:** Julie Lujan, Systems Programmer

**Department(s):** GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

**Division(s):** GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

**Notice Topic(s):** BOARD MEETING

**Types of Notice:** ANNOUNCEMENT

**For Audience(s):** PUBLIC

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[GHURA BOC Meeting 2/25/2025 Agenda \(click here\)](#)



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., February 6, 2025  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

**I. CALL TO ORDER**

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:05 P.M., Thursday, February 6, 2025**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **6 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<b>Viewed virtually via</b>	<b>ZOOM:</b> <a href="https://us06web.zoom.us/j/83939708098?pwd=pNKXZ8P3JsurgbyffUREXtoq">https://us06web.zoom.us/j/83939708098?pwd=pNKXZ8P3JsurgbyffUREXtoq</a>		
	<b>YOUTUBE:</b> <a href="https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag">https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag</a>		
<b>BOC Commissioners Attendance</b>	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	<i>*Request to attend meeting virtually was submitted and acknowledged via email.</i>		
<b>GHURA Management/ Staff</b>	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Frances Danieli, Contoller <input checked="" type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input checked="" type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Procurement <input type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro <input checked="" type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input checked="" type="checkbox"/> Norma San Nicolas <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input type="checkbox"/> Patrick Bamba, AMP3 Manager <input type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> Jolyn Terlaje <input type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Patrick Luces <input type="checkbox"/>	Carlo Ongklungel <input type="checkbox"/> Naricel Carlos <input checked="" type="checkbox"/>       Section 8 Staff and Fiscal Staff <input checked="" type="checkbox"/>
<b>Legal Counsel</b>	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/>		
<b>Public</b>	None indicated virtually		

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Thursday, January 30, 2025

2<sup>nd</sup> Printing – Tuesday, February 4, 2025

**ACKNOWLEDGED BY CHAIRMAN RIVERA**

**III. APPROVAL OF PREVIOUS BOARD MINUTES: [390/25] Commissioner Delia moved to approve the board meeting minutes of December 10, 2024. Commissioner Rice seconded the motion. Motion passed unanimously.**

**IV. NEW BUSINESS:**

AGENDA ITEM	DISCUSSION	ACTION
<p><b>1. Resolution No. FY2025-013, Resolution commending Ms. Lucy R. Awa, Accountant I, for her dedication and contribution to the Guam Housing and Urban Renewal Authority,</b></p>	<p><b>[391/24] Executive Director Napoli read Resolution No. FY2025-013 on pages 1 of 11 in the GHURA Board of Commissioners (BoC) February 6, 2025, meeting packet, which can be found on the GHURA website.</b></p> <p>Chairman Rivera presented Resolution FY2025-013 to Ms. Lucy R. Awa.</p>	<p><b>[392/24] Commissioner Delia moved to approve Resolution No. FY2025-013, Resolution commending Ms. Lucy R. Awa, Accountant I, for her dedication and contributions to the Guam Housing and Urban Renewal Authority. Resident Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously.</b></p>

AGENDA ITEM	DISCUSSION	ACTION
<p><b>2. Resolution No. FY2025-014, Resolution commending Mrs. Norma P. San Nicolas, Section 8 Administrator, for her dedication and contribution to the Guam Housing and Urban Renewal Authority (GHURA)</b></p>	<p><b>[393/25] Executive Director Napoli read Resolution No. FY2025-014, Resolution commending Mrs. Norma P. San Nicolas, Section 8 Administrator, for her dedication and contribution to the Guam Housing and Urban Renewal Authority (GHURA) on page 2 of 11 in the GHURA Board of Commissioners (BoC) February 6, 2025, meeting packet which can be found on the GHURA website.</b></p> <p>Deputy Director Esteves thanked Ms. San Nicolas for her hard work, mentorship, and dedication for her years of service to the community of Guam.</p> <p>Director Napoli also thanked Ms. San Nicolas for her leadership, institutional knowledge, and her development of the policies and procedures of the Section 8 Program at GHURA.</p> <p><b>Chairman Rivera presented Resolution No. FY2025-014, Resolution commending Mrs. Norma P. San Nicolas, Section 8 Administrator, for her dedication and contribution to the Guam Housing and Urban Renewal Authority (GHURA)</b></p>	<p><b>[394/25] Commissioner Torres moved to approve Resolution No. FY2025-014, Resolution commending Mrs. Norma P. San Nicolas, Section 8 Administrator, for her dedication and contribution to the Guam Housing and Urban Renewal Authority (GHURA). Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</b></p>



AGENDA ITEM	DISCUSSION	ACTION
<p><b>3. Intent of Award- IFB GHURA-24-14; GPD Eastern Sub Station, Talofof, Guam</b></p>	<p><b>[395/25] Executive Director Napoli read the Intent of Award-IFB GHURA-24-14, GPD Eastern Substation, Talofof, Guam on pages 4-11 of 11 in the GHURA Board of Commissioners (BoC) February 6, 2025, meeting packet, which can be found on the GHURA website.</b></p> <p>Resident Commissioner Corpus inquired about whether the Bid Bond is a requirement. Mr. Antonio Camacho, Housing Procurement Manager, stated that if a bid bond is not submitted, the vendor would be deemed unresponsive.</p> <p>Commissioner Torres inquired about the location of the project. Mr. Sonny Perez, AE Manager, stated that it is in the village of Talofof, on Jose P. Cruz Street, perpendicular to Chalan Kanton Ladera.</p> <p>Executive Director Napoli stated that the project was planned due to only having one southern precinct, in the village of Agat on the western side. This had made it challenging for police officers to respond to the eastern side of the island. The concept of building a police substation on the eastern side of the island would benefit the residents of the area as far as safety and security and provide more assistance for the police officers.</p> <p>Chairman Rivera inquired about the biggest variances among the line items in the bids. Mr. Sonny Perez, AE Manager, indicated that the reason may be that it could be an administrative function that has to be contracted out.</p> <p>Vice Chairman Sanchez inquired about the commencement of construction once the bid is awarded. Mr. Perez stated that there is a timeline for design, which is a sixty-day period. A way to keep the project moving would be to possibly apply for a clearing permit during the design period.</p>	<p><b>[396/25] Vice Chairman Sanchez moved to approve the Intent of Award-IFB GHURA-24-14, GPD Eastern Substation, Talofof, Guam to Surface Solutions in the amount of \$5,588,000. Design of sixty (60) consecutive calendar days, Construction of 540 consecutive calendar days with no option periods and not exceeding \$5,588,000.00. Commissioner Delia seconded the motion. There were no objections. Motion passed unanimously.</b></p>

## V. OLD BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
<p><b>1. 2024 Low Income Housing Tax Credits (LIHTC)/Application Cycle</b></p>	<p><b>[397/25] Executive Director Napoli recapped what transpired in the LIHTC cycle and recommended what the board should consider. She read the memorandum addressed to the board on pages 12-14 of 18 in the GHURA Board of Commissioners (BoC) February 6, 2025, meeting packet which can be found on the GHURA website.</b></p> <p>Chairman Rivera indicated that there were some objections to the first presentation of the 2024 cycle. He requested that Mr. Eliseo Florig Jr., Legal Counsel for GHURA, brief the board on GHURA’s stance on the objections. Mr. Florig indicated the following:</p> <ul style="list-style-type: none"> <li>• On December 18, 2024, notices were issued to all five (5) applicants stating that monies had been reserved to Flores Rosa and that they had the opportunity to appeal the decision.</li> <li>• Summer Vista II and III submitted an appeal dated January 6, 2025</li> <li>• Upon review and based on GHURA’s Appeals and Procedures, it was determined that the appeal submitted was untimely.</li> <li>• Appeal period is a ten (10) day calendar period, which is from the day of notice, December 18, 2024. GHURA denied the appeal.</li> <li>• February 3, 2025, Ms. Tang, Legal Counsel for Summer Vista II and III, submitted another Notice of appeal in protest of GHURA’s decision and the process relating to the 2024 LIHTC QAP</li> <li>• Ms. Tang then filed a Notice of Procurement Appeal at the Office of Public Accountability (OPA)</li> </ul>	

	<ul style="list-style-type: none"><li>• GHURA will be responding to the OPA.</li><li>• The award to Flores Rosa can be considered separate from the remaining funds in the 2024 and 2025 LIHTC cycle. This matter is ongoing.</li></ul> <p>Chairman Rivera indicated that based on Mr. Florig’s summary, it does not prohibit the board from moving forward with the options being presented. Mr. Florig confirmed this as it is a separate matter.</p> <p>Commissioner Delia asked if the appeal was based on the \$1.73 million dollars that was awarded. Mr. Florig indicated that the \$1.73 million is the only amount reserved and clarified that it isn’t awarded until the project is completed and has met all the criteria in the QAP.</p> <p>Commissioner Delia also stated that she requested that the board be provided with copies of the score sheets, which were not provided. Deputy Director Esteves stated that all the information could not be viewed unless the non-disclosure agreements and Conflict of Interest documents were submitted by all the panelists.</p> <p>Chairman Rivera clarified that the action before the board is what to do with the remaining balance and in conjunction with that, how to proceed with the 2025 cycle based on the recommendations by the Director and Deputy Director. The recommendations are:</p> <ul style="list-style-type: none"><li>• Hold off on any awards for the 2024 cycle and add it to the 2025 application cycle which would bring the total amount to \$8,206,880.00, which will need to open.</li></ul> <p>Commissioner Torres inquired about when the 2025 Application cycle will begin. Ms. Katherine Taitano, Chief Planner, stated that there have been discussions about starting</p>	
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	<p>the cycles sooner. The process to begin a new cycle involves the preparation of a 2025 QAP, public review, public comment, and presentation to the board for approval. The timeline, which could possibly begin sometime in April, should also provide enough time to submit an application.</p> <p>Ms. Joyce Tang, Counsel for CoreTech, requested to speak to the board regarding GHURA’s decision that is pending. Based on Mr. Florig’s advice, Chairman Rivera agreed to let Ms. Tang speak during General Discussions.</p> <p>Deputy Director Esteves clarified what the action will be for this old business item. He stated that based on a project that was awarded in 2024, the board will be voting to close out the 2024 QAP. He added that there would be no projects to be awarded under that funding source and that based on the recommendations, will be rolled into the 2025 cycle and to future allocations.</p>	<p><b>[398/25] Commissioner Torres moved to approve awarding no other projects and hold back the balance from the 2024 Cycle to be allocated to the coming 2025 Application Cycle for a total of \$8,206,880.00 with the \$4,751,880.00 remaining balance of 2024 Tax Credits plus \$3,455,000.00 Tax Credits. Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</b></p>
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**VI. GENERAL DISCUSSIONS / ANNOUNCEMENTS:**

AGENDA ITEM	DISCUSSION	ACTION
	<p><b>[399/25] Chairman Rivera passed the floor to the Ms. Tang, Counsel for CoreTech. Ms. Tang stated the following:</b></p> <ul style="list-style-type: none"> <li>• They disagreed with GHURA’s counsel’s position that the denial of the protest was appropriate or that the GHURA’s Appeal Process and Procedure is enforced and that it is lawful to follow it.</li> <li>• They have filed an appeal with the OPA</li> <li>• Under 5 GCA 5425G, the Government Operations, Guam Procurement Law states that in the event of a timely protest under subsection A of this section or under subsection A of 5480 of the chapter, Guam shall not proceed further with the solicitation or of the award of the contract prior to final resolution of such protest and any such further action is void.</li> <li>• She pointed out that voting on this particular resolution is a violation because the 2024 LIHTC solicitation was suspended upon the filing of the appeal with the OPA, and no further actions will be taken as such actions will be void.</li> <li>• She recommended that the board should not take any action as it is clear that an appeal has been filed with the OPA.</li> </ul> <p>Chairman Rivera thanked Ms. Tang for her recommendation, but deferred to Mr. Florig, Counsel for GHURA.</p> <p>Mr. Florig indicated that due to the differences of opinions, GHURA will go with the process and not make any comment on what is currently happening until GHURA files its documents with the proper authorities.</p> <p>Ms. Tang inquired if GHURA agreed that it is required to suspend all actions with respect to the 2024 LIHTC solicitation until such time the appeal before the OPA is resolved. Mr. Florig</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>stated that GHURA would answer Ms. Tang’s questions through its filings with the OPA.</p> <p>Mr. Marsil Johnson, Counsel for Flores Rosa, requested to speak before the board. Chairman Rivera approved Mr. Johnson’s request. Mr. Johnson stated that they were concerned whether there is any loss of tax credits that would be afforded by turning over the 2024 tax credits into 2025 and added that they believe that \$500,000.00 or \$1,000,000.00 worth of tax credits might be lost if rolled over into the 2025 allocation due to the delay. He inquired about whether the board had any information about it.</p> <p>Ms. Taitano stated that the jurisdictions have been notified of the 2025 allocations. Executive Director Napoli also added that the total from the 2024 balance plus the 2025 allocations do not seem to indicate a loss of any tax credits.</p> <p>Ms. Tang asked if the allocation agreement had been signed between Flores Rosa and GHURA as she had sent a Sunshine Act Request that she has yet to get a response. She asked if the board was aware of this. Mr. Florig indicated that he would follow up with the request and get back to her.</p> <p>Executive Director Napoli requested the board save the date for the Ribbon Cutting Event for the long awaiting Guma Famalao’an Lighthouse Recovery Center for Women at Tiyan.</p> <p>A total of \$500,000,000 in disaster recovery funds was awarded to Guam. Governor Leon Guerrero and Director Napoli agreed that Deputy Director Esteves would spearhead this six-year project and the management of the award.</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> <li>• The Office of Disaster Recovery team was on Guam to provide technical assistance</li> </ul>	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• General timeline was posted on January 21, 2025. This started the 90-day process to submit the Action Plan.</li> <li>• Processes include public engagement, public input, public comment, and stakeholder engagements. Responses will be provided.</li> <li>• More information will be provided to the board as it comes</li> </ul> <p>Chairman Rivera thanked the team that put together the 2025 Housing Summit. He expressed his appreciation to Deputy Director Esteves for his presentation at the Summit which he believed to be outstanding. Chairman Rivera also thanked GHURA for its efforts in acquiring half a billion dollars to be used to better this community. He added that he hopes that the community understands the magnitude of what GHURA has brought to the table and how it will continue to push forward. We all contribute. We are all here to serve.</p> <p>Chairman Rivera announced the next item on the agenda, the executive session.</p>	<p><b>[400/25] Vice Chairman Sanchez motioned for a closed Executive Session. Commissioner Rice seconded the motion. There were no objections. Motion passed. Meeting paused for executive session.</b></p>

**VII. ADJOURNMENT:**

AGENDA ITEM	DISCUSSION	ACTION
<p><b>Next proposed scheduled Board Meeting; February 25 @ 12:00 p.m.</b></p>		<p><b>[401/25]</b>  <b>Commissioner Delia moved to adjourn the February 6, 2025 BoC meeting.</b>  <b>Commissioner Rice seconded the motion.</b>  <b>The motion passed.</b>  <b>The meeting was adjourned at 2:00 P.M.</b></p>

SEAL

\_\_\_\_\_  
**Elizabeth F. Napoli**  
**Board Secretary / Executive Director**

Date \_\_\_\_\_



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS**

**RESOLUTION NO. FY2025-015**

**Moved by:** \_\_\_\_\_ **Seconded by:** \_\_\_\_\_.

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ACCOUNTANT I (PERMANENT POSITION)**

**WHEREAS,** Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

**WHEREAS,** Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

**WHEREAS,** despite recruitment difficulty, both our current and past auditors have recommended that the Authority add additional accounting staff to the Authority’s fiscal division; and

**WHEREAS,** on 12/02/2024, Ms. Floila Gaza Camacho was selected to the Accountant I position and submitted her request to Executive Management requesting the GHURA Board of Commissioners review and approval of an above the minimum step recruitment for the classified position of Accountant I based on exceptional qualifications; and

**WHEREAS,** executive management and the board recognizes that above step recruitments are a tool for positions that are difficult to recruit for and for those with exceptional qualifications; and

**WHEREAS,** given the fact that Accountant positions are in demand, and are difficult to recruit for, Ms. Camacho makes a compelling argument for an above step recruitment based on her exceptional qualifications even at the Accountant I level classification; and

**WHEREAS,** Ms. Camacho’s exceptional qualifications for the Accountant I position consists of the following:

- College degree – Bachelor of Science degree in Accountancy. Polytechnic University of the Philippines, 2000.
- Work Experience - private sector – with 22 years in financial accounting:
  1. Logistics industry – Port Net Logistics Inc., Paranaque City, Philippines – Accounting Clerk to Accounts Payable in Charge – 10 years.

- Handled and monitored Daily Cash, bank deposits, check releasing.
  - Handled accounts payable for local and foreign agents and prepared checks and arranged wire transfers
  - Assisted in payroll preparations and inputted in banking systems
  - Assisted in tax preparations and filing
2. Conglomerate industry – Jones & Guerrero Company Inc., Hagåtña, Guam – Corporate Accounting Clerk to Corporate Accountant – 12 years.
- Gathering monthly data such as cash receipts, check disbursements, etc.
  - Preparations of monthly reports, reconciliations, invoices, etc.
  - Preparation of monthly journal entries needed for posting
  - Coordinate with affiliates and divisions for transactions, payables, and receivables.
  - Assist auditors during annual company audits.

**WHEREAS,** Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc.) is reasonable and respectfully requests an above step recruitment of Ms. Camacho, LG5-4(A), \$48,004 p/a; \$23.08 p/hr.; and

**WHEREAS,** the GHURA Board recognizes it has the discretionary authority to go below or beyond management’s recommendations (i.e., **LG5-2(A)**, \$42,724 p/a; \$20.54 p/hr. through **LG5-10(F)**, \$71,480 p/a; \$34.37 p/hr. - maximum), but supports management’s request for the above-step recruitment; and

**WHEREAS,** Funding for this position is available from COCC Funds; and be it further

**RESOLVED,** that in consideration of the applicant’s exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step recruitment for:

**Ms. Floila Gaza Camacho, Accountant I (Permanent Position),  
LG5-4(A), \$48,004 p/a; \$23.08 p/hr.**

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 25, 2025  
PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYES:**

**ABSENT:**

**ABSTAINED:**

**I hereby certify that the foregoing is a full, true,  
and correct copy of a Resolution duly adopted  
by the Guam Housing and Urban Renewal  
Authority Board of Commissioners on  
February 25, 2025.**

(SEAL)

\_\_\_\_\_  
**ELIZABETH F. NAPOLI**  
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS**

**RESOLUTION NO. FY2025-016**

**Moved by:** \_\_\_\_\_ **Seconded by:** \_\_\_\_\_

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ACCOUNTANT III (TEMPORARY POSITION)**

**WHEREAS,** Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

**WHEREAS,** Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

**WHEREAS,** despite recruitment difficulty, both our current and past auditors have recommended that the Authority add additional accounting staff to the Authority’s fiscal division; and

**WHEREAS,** due to staffing shortages and to expedite recruitment, the Authority sought a temporary appointment; and

**WHEREAS,** as a temporary position, Mr. Renemar C. De Guzman submitted his request to Executive Management on 01/09/2025, requesting the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Accountant III based on exceptional qualifications; and

**WHEREAS,** executive management and the board recognizes that above step recruitments are a tool for positions that are difficult to recruit for and for those with exceptional qualifications; and

**WHEREAS,** given the fact that Accountant positions are in demand, and are difficult to recruit for, Mr. De Guzman makes a compelling argument for an above step recruitment based on his exceptional qualifications at the Accountant III level classification; and

**WHEREAS,** Mr. De Guzman’s exceptional qualifications for the Accountant III position consists of the following:

- US Certified Public Accountant (CPA) – May 2017 – Guam License #3775
- Bachelors of Business Administration in Accounting (BBAA) – Magna Cum Laude, University of Guam, December 2014
- Certified Management Accountant – Part I, June 2023; Part II, October 2023

- 6 years – Tourism industry – Baba Corporation, Tumon, Guam – Accounts Receivable Clerk to Assistant Accounting Manager
  - As needed, supervised a three-person accounting team
  - Prepared various reports and correspondents
  - Monitored upcoming cash requirements on a daily/weekly/monthly basis and communicate changes related to budgeted expectations
  - Researched relevant changes to GAAP and inform management using authoritative literature
  - Processed payroll, payroll liabilities, file quarterly tax returns
  - Created reservation & billing standard operating procedures
  
- 2 years – Landscaping industry – Proferre Inc., Tumon, Guam – Senior Accountant
  - Performed basic accounting functions (billing, receivables, payables, ledgers, reconciliations)
  - Prepared monthly financial reports, ad-hoc reports
  - Coordinated the completion of year-end financial statement review

**WHEREAS,** Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc) is reasonable and respectfully requests an above step recruitment of Mr. De Guzman, NG5-7(E), \$69,610 p/a; \$33.47 p/hr; and

**WHEREAS,** the GHURA Board recognizes it has the discretionary authority to go below or beyond management’s recommendations (i.e., NG5-2(A), \$50,044 p/a; \$24.06 p/hr through NG5-10(F), \$83,727 p/a; \$40.25 p/hr - maximum), but supports management’s request for the above-step recruitment; and

**WHEREAS,** Funding for this position is available from the COCC Funds; and be it further

**RESOLVED,** that in consideration of the applicant’s exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step requirement for:

**Mr. Renemar C. De Guzman, Accountant III (Temporary Position),  
NG5-7(E), \$69,610 p/a; \$33.47 p/hr.**

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 25, 2025  
PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYES:**

**ABSENT:**

**ABSTAINED:**

**I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on February 25, 2025.**

(SEAL)

\_\_\_\_\_  
**ELIZABETH F. NAPOLI**  
**Board Secretary / Executive Director**

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2025-012**

**Moved By:**

**Seconded By:**

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**RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE**

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA) is the Guam public housing authority that provides decent homes and suitable living environments for Guam families of low income to afford to pay for safe, sanitary and decent dwelling accommodations; and
- WHEREAS,** the governance and well-being of GHURA is vested in the Board of Commissioners (BOC) and empowered by 12 Guam Code Annotated, Chapter 5, Section 5104; and
- WHEREAS,** BOC Resolution No. FY2018-002 Resolution Adopting the Write-Off Policy for Uncollectible Accounts for GHURA Rental Properties; and
- WHEREAS,** in the normal course of business, the Authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect, and as necessary,
- WHEREAS,** the Property Site Managers submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of December 31, 2024, as indicated below; and

Property Site	Write-Off Amount
AMP 1	\$ 1,526.54
AMP 2	\$ 4,901.98
AMP 3	\$ 6,922.84
AMP 4	\$ <u>4,696.20</u>

**\$ 18,047.56**

- WHEREAS,** GHURA, through the Property Site Managers, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$18,047.56 of GHURA receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – FEBRUARY 25, 2025**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAINED:**

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **February 25, 2025**.

**( S E A L )**

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**Elizabeth F. Napoli**  
Board Secretary / Executive Director



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
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**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Nathanael P. Sanchez**  
Vice Chairman

**Anisia S. Delia**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

December 13, 2024

**TO:** Frances Danieli, Controller *FSD*

**FROM:** Property Site Manager, AMP 1

**SUBJECT:** Recommend to Write-Off Tenant Accounts Receivables



I have reviewed AMP1's Tenant Account Receivables and attached is the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through December 31, 2024 TAR balances of \$1,496.54 with payment or adjustment applied to include additional DRT fees of \$30.00 totaling \$1,526.54

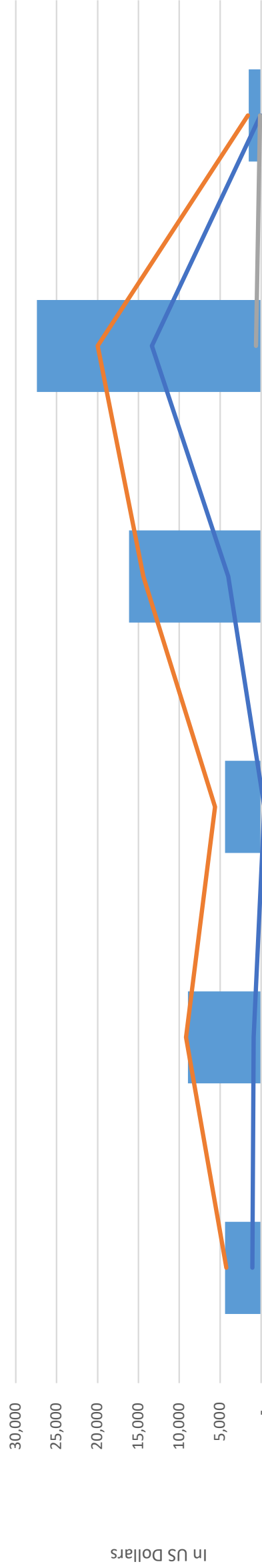
These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Thank you,

Narcissa P. Ada  
Property Site Manager, AMP 1

Attachments

### AMP 1 Write Off



Fiscal Year	2020	2021	2022	2023	2024	2025
Write Off Amount	4,399	8,942	4,403	16,145	27,424	1,527
Rent Balance	1,074	908	(406)	4,007	13,355	75
Cleaning Charges	4,225	9,174	5,618	14,374	19,989	1,607
Work Orders					625	125
Late Fees					225	

GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 WRITE-OFF BALANCES FOR AMP 1  
 As of December 31, 2024

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out	Cleaning Charges	Late Fees	Work Orders	Legal/Court Fees	Security Deposit	Payment / Adjustment	A/R Balance (Closed)	DRT Fees	A/R Balance (Closed) LESS ADJ/PMT + DRT Fees	Comments
1	2B VDP MONGMONG 4/1/2024	30 Day Voluntarily - Unit Issues	12/5/2024	4/4/2024	\$ 10.00		\$ -	\$ -	\$ -	\$ -	\$ (10.00)	\$ -		\$ -	Payment made 12/05/2024
2	4A CAMIA SINAJANA 7/3/2024	30 Day Voluntarily - Closer to Family	N/A	7/11/2024	\$ 39.00	\$ 936.54	\$ -	\$ 125.00	\$ -	\$ (150.00)	\$ -	\$ 950.54	\$ 15.00	\$ 965.54	Negative response to date
3	1B ATIS SINAJANA 8/1/2024	30 DAY Voluntarily-Off Island	8/3/2023	8/6/2024	\$ 26.00	\$ 670.00	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 546.00	\$ 15.00	\$ 561.00	Negative response to date
				<b>TOTAL:</b>	<b>\$ 75.00</b>	<b>\$ 1,606.54</b>	<b>\$ 1,681.54</b>	<b>\$ 125.00</b>	<b>\$ -</b>	<b>\$ (300.00)</b>	<b>\$ (10.00)</b>	<b>\$ 1,496.54</b>	<b>\$ 30.00</b>	<b>\$ 1,526.54</b>	





# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

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Vice Chairman

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Commissioner

**Emilia F. Rice**  
Commissioner

**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

December 17, 2024

TO: Frances Danieli, Controller *FSD*  
FROM: Gina M. Cura, Property Site Manager (AMP 2) *[Signature]*  
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
Total: \$4,901.98

I have reviewed AMP 2's Tenant Accounts Receivables for the period through December 31, 2024. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through December 31, 2024.

Please note that the 'Aged Balance Report' does not reflect the balances as indicated in TAR. Attached is a TAR Balance Report (excel sheet) and supporting documents explaining the variances as described below:

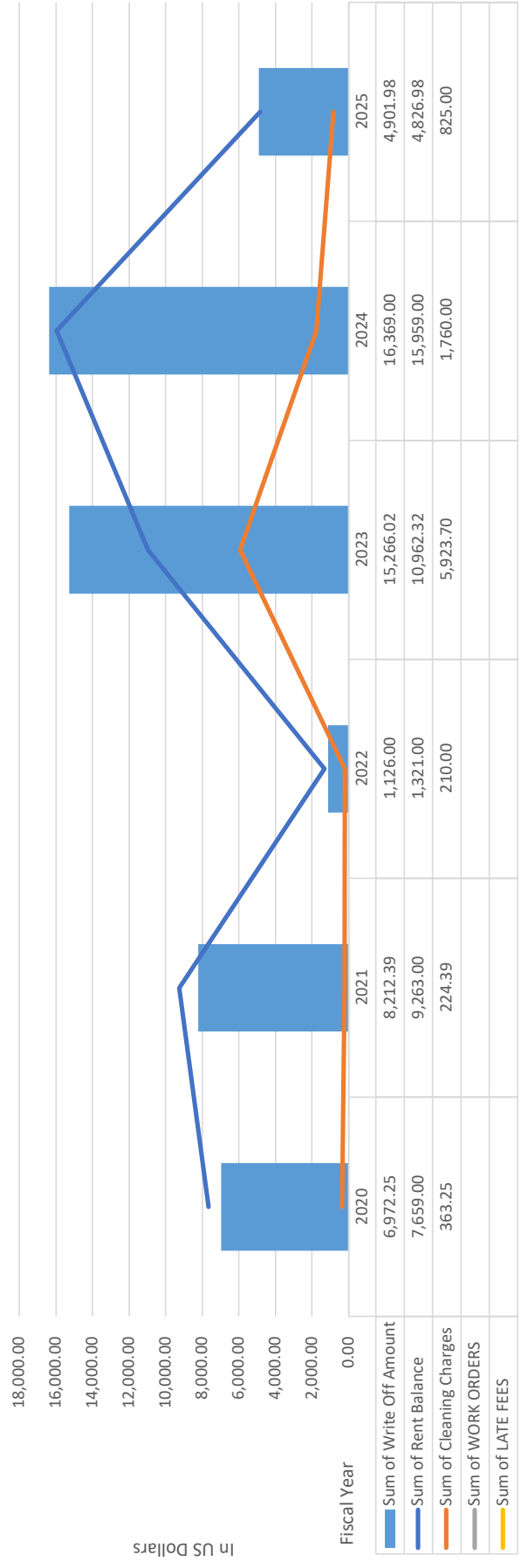
<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$5,456.98	\$4,901.98	\$555.00

The reason for the variance is due to other charges were applied to tenants after December 31, 2024.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Attachment

### AMP 2 Write Off



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
WRITE-OFF BALANCES FOR AMP 2  
AS OF DECEMBER 31, 2024**

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out ( a )	Cleaning Charges ( b )	Security Deposit/Payment ( c )	A/R Balance (Closed) as of 09/30/2024 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments
1	121 PUT, INARAIAJAN 7/1/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	2/24/2024	7/5/2024	\$ (360.00)	\$ 520.00	\$ (150.00)	\$ 10.00	\$ 15.00	\$ 25.00	Negative response to date
2	114A ATD, INARAIAJAN 8/1/2024	30 DAY VOLUNTARY	4/29/2024	8/19/2024	\$ 2,960.00	\$ -	\$ (150.00)	\$ 2,810.00	\$ 15.00	\$ 2,825.00	Negative response to date
3	129B ATD, INARAIAJAN 10/14/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	8/30/2024	10/18/2024	\$ 712.95	\$ -	\$ (150.00)	\$ 562.95	\$ 15.00	\$ 577.95	Negative response to date
4	27 PD, TALOFOFO 9/16/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	5/1/2024	9/26/2024	\$ 1,534.03	\$ -	\$ (150.00)	\$ 1,384.03	\$ 15.00	\$ 1,399.03	Negative response to date
5	21 PD, TALOFOFO 9/2/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	9/15/2024	9/23/2024	\$ (95.00)	\$ 305.00	\$ (150.00)	\$ 60.00	\$ 15.00	\$ 75.00	Negative response to date
				<b>TOTAL:</b>	<b>\$ 4,751.98</b>	<b>\$ 825.00</b>	<b>\$ (750.00)</b>	<b>\$ 4,826.98</b>	<b>\$ 75.00</b>	<b>\$ 4,901.98</b>	



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**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

January 7, 2025

TO: Frances Danieli, Controller *fsd*  
FROM: Property Site Manager, AMP 3  
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
as of December 31, 2024

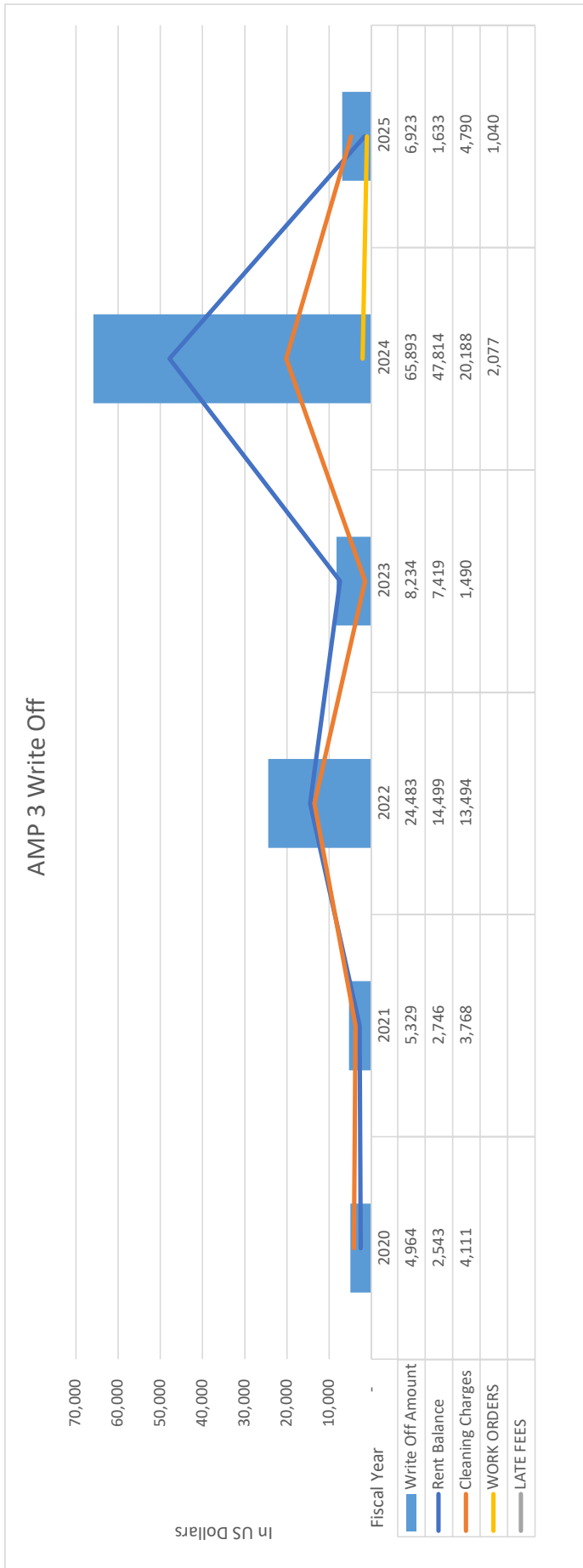
I have reviewed AMP3's Tenant Account Receivables and attached the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close thru December 31, 2024 totaling \$6,922.84.

These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Thank you.

*[Signature]*  
Patrick R. Bamba

Attachments



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
**WRITE-OFF BALANCES FOR AMP 3**  
**As of December 31, 2024**

NO.	UNIT #	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	LATE FEES	WORK ORDERS	Cleaning Charges	Legal, Court Fees	Security Deposit	DRT FEES	A/R BAL ON ACCOUNT	COMMENTS
1	70MAO	12/4/2023	LEASE TERMINATION - OFF ISLAND EMERGENCY	UR RECIPIENT	5/9/2024	\$ 103.00			\$ 1,889.10		\$ (150.00)	\$ 15.00	\$ 1,857.10	RTS / UNCLAIMED MAIL, NO RESPONSE
2	97MAO	10/31/2024	LEASE TERMINATION - LEASE VIOLATIONS	6/3/2024	11/22/2024	\$ 1,548.74			\$ 1,768.17		\$ (150.00)	\$ 15.00	\$ 3,181.91	MAIL CERTIFIED RECEIVED, NO RESPONSE
3	85MAO	9/30/2024	LEASE TERMINATION - UTILITY DISCONNECTION	7/16/2024	10/1/2024				\$ 713.97		\$ (150.00)	\$ 15.00	\$ 578.97	RTS / UNCLAIMED MAIL, NO RESPONSE
4	51MAO	7/5/2024	LEASE TERMINATION - LEASE VIOLATIONS	UR RECIPIENT	12/1/2024	\$ (19.00)		\$ 1,039.93	\$ 418.93		\$ (150.00)	\$ 15.00	\$ 1,304.86	RTS / UNCLAIMED MAIL, NO RESPONSE
						\$ 1,632.74		\$ 1,039.93	\$ 4,790.17		\$ (600.00)	\$ 60.00	\$ 6,922.84	



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December 31, 2024

**Lourdes A. Leon Guerrero**  
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**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Nathanael P. Sanchez**  
Vice Chairman

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**Emilia F. Rice**  
Commissioner

**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

TO: Frances Danieli, Controller

FROM: Property Site Manager, AMP4

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables  
Total: \$4,696.20

I have reviewed AMP4's Tenant Accounts Receivables for the period through December 31, 2024. I am requesting a total of \$4,696.20 to be written off from the GL books.

Attached is a list of accounts to be written off due to non-activity from former residents. Please note that these former tenants have not remit any payments due within the time periods stated in their collection letters. DRT has been collecting a \$15 fee for each account that they have collected; this fee has been applied to these accounts.

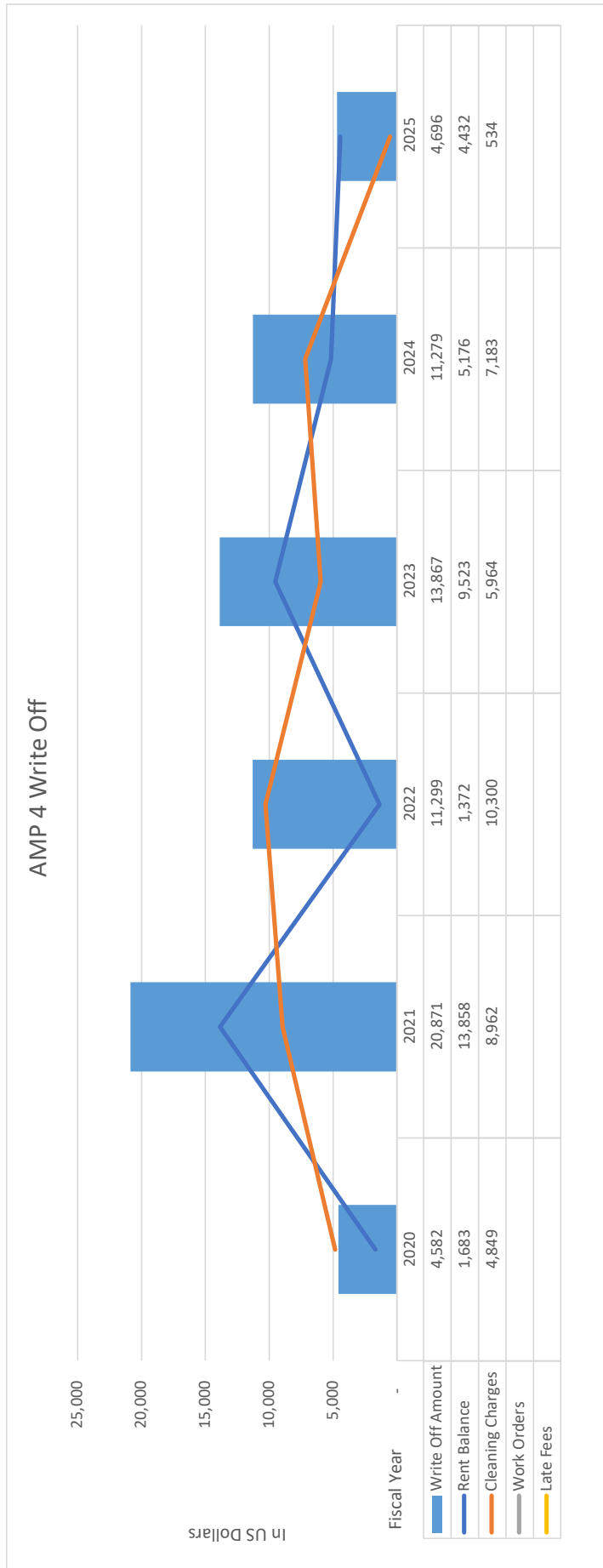
These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Please feel free to contact me at (671) 475-1394 for any questions or concerns.

PHILOMENA SAN NICOLAS

Attachment

### AMP 4 Write Off






GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 WRITE-OFF BALANCES FOR AMP 4  
 As of December 31, 2024

NO.	UNIT #	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	Cleaning Charges	Legal, Court Fees	DRT FEES	Security Deposit	A/R BAL ON ACCOUNT	COMMENTS
	12BRDB8	5/3/2024	NON-PAYMENT OF RENT	2/23/2024	7/29/2024	\$ 4,302.00	\$ 184.20	\$ -	\$ 15.00	\$ (150.00)	\$ 4,351.20	NO RESPONSE TO FOLLOW-UP LETTER.
	44BDAM	6/12/2024	30-DAY VOLUNTARY NOTICE GIVEN	5/24/2024	9/27/2024	\$ 130.00	\$ 350.00	\$ -	\$ 15.00	\$ (150.00)	\$ 345.00	NO RESPONSE TO FOLLOW-UP LETTER
						\$ 4,432.00	\$ 534.20	\$ -	\$ 30.00	\$ (300.00)	\$ 4,696.20	

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 ATURIDAT GINIMA YAN RINUEBAN SIUDAT**

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Elizabeth F. Napoli   
 Executive Director

**DATE:** February 17, 2025

**SUBJECT:** Intent of Award  
 IFB GHURA-25-001  
 Rehabilitation of the Hagatna Soup Kitchen

Bid opening for the subject project was held on January 7<sup>th</sup>, 2025, at 2:00 p.m. A total of 12 bidders registered for the bid and given bid specifications of which 3 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	60 Consecutive Calendar Days.
1	Genesis Tech Corp	[X] 15% of total bid amount	Base Bid Item No. 1 \$107,000.00
2	O.H Construction	[X] 15% of total bid amount	Base Bid Item No. 1 \$213,00.00
3	Wang Brother Corp LLC. (WBC)	[X] 15% of total bid amount	Base Bid Item No. 1 \$150,000.00

<b>Government Estimate</b>	<b>\$144,981.65</b>
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A breakdown is required for each item description as noted below:

**Genesis Tech Corp**

**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Rehabilitation of Hagatna Soup Kitchen				
1.	Administrative works		1 LS		\$5,000.00
2.	Pressure washes existing roof & applying roof coating (A=3300 sf		1 LS		\$10,000.00
3.	Repair roof/joint crack (L=120 ft)		1 LS		\$3,000.00
4.	Replace stainless steel downspout and strap, fasteners (L=45ft		1 LS		\$5,000.00
5.	Replace exterior door & metal screen door 2 locations		1 LS		\$8,000.00
6.	Upgrade men's & women's ADA restroom, all accessories		1 LS		\$60,000.00
7.	Replace aluminum door and framing door jamb with hardware both ADA restroom		1 LS		\$5,000.00
8.	Provide 8ft H cement board partition for storage room (L=21ft long)		1 LS		\$5,000.00
9.	Replace 24K BTU (18-20) seers w/h disconnect switch		1 LS		\$3,500.00
10.	Replace 12K BTU (18-20) seers w/h disconnect switch		1 LS		\$2,500.00
	<b>Total amount</b>				<b>\$107,000.00</b>

**O.H Construction**  
**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
A.	Exterior Works				\$40,000.00
1.	Roof Clean, Crack Repair and Coating			\$25,000.00	\$25,000.00
2.	Remove and replace metal gutter with stainless (stainless strap included)			\$10,000.00	\$10,000.00
3.	New Exit Aluminum door with Metal Screen doors			\$5,000.000	\$5,000.00
B.	Interior and Exterior works				\$59,000.00
1.	Up-grade men's and women's restroom (ADA regulation require)			\$40,000.00	\$40,000.00
2.	New Aluminum entry doors with frame			\$6,000.00	\$6,000.00
3.	New partition with cement board ("8x21")			\$6,000.00	\$6,000.00
4.	New A/C (split type) 24,000 BTU 18-20 sears 2 sets for 12,000 BTU 18-20 sears 1 set			\$6,000.00	\$6,000.00
C.	Administrative for management, building permit with drawing/management service and professional fee.			\$16,000.00	\$16,000.00
	<b>Total amount</b>				<b>\$213,000.00</b>

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**Wang Brother Corp LLC, (WBC)**

**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Finish Scope of Work Bid Documents	1			150,000.00
	<b>Total amount</b>				<b>150,000.00</b>

The Guam Housing and Urban Renewal Authority’s (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.


GHURA has acquired the former Kamalen Kiridat Soup Kitchen in Hagatna that requires minimum rehabilitation. In order to move forward and continue operation as a soup kitchen for the homeless, GHURA is seeking procurement of professional contractor services to execute the rehabilitation. A Substantial Amendment to Guam’s Five-Year Consolidated Plan and Program Years 2020 and 2021 Annual Action Plans identified funds to address the unmet need for continued operations of a Homeless Soup Kitchen. The Proposed project to be funded was submitted by GHURA, and reviewed and approved by HUD for the use of CDBG funds for eligible activities.

In review of the bid result: Genesis Tech Corp provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of the project to Genesis Tech Corp based on the following timelines: is 60 consecutive calendar days, with no option periods, and not to exceed the amount of \$107,000.00.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
 ATURIDAT GINIMA YAN RINUEBAN SIUDAT**

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Elizabeth F. Napoli   
 Executive Director

**DATE:** February 19, 2025

**SUBJECT:** Intent of Award  
 IFB GHURA-25-002  
 Renovation of MOD9 for AMPs 1,2 and 4

Bid opening for the subject project was held on January 15<sup>th</sup>, 2025, at 2:00 p.m. A total of 8 bidders registered for the bid and given bid specifications of which 3 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	160 Consecutive Calendar Days.
1	O.H. Construction	[X] 15% of total bid amount	<b>Award- Base Bid Item No. 1 \$138,000.00 Award- Base Bid Item No. 3 \$119,000.00  Total: \$257,000.00</b>
2	Guam Evergreen Construction Corp.	[X] 15% of total bid amount	<b>Award-Base Bid Item No. 2  \$114,500.00</b>
3	Genesis Tech Corporation	[X] 15% of total bid amount	Base Bid Item No. 1 \$186,215.00 Base Bid Item No. 2 \$180,200.00 Base Bid Item No. 3 \$150,050.00  Total: \$516,465.00

<b>Government Estimate</b>	<b>\$432,030.00</b>
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A breakdown is required for each item description as noted below:

**O.H Construction**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1.</b>				
	20 MSGR, Asan, 2 bedrooms			\$46,000.00	\$46,000.00
	3A Eron, Sinajana, 2 bedrooms			\$46,000.00	\$46,000.00
	21 B. Salas, Agana Heights, 2 bedrooms			\$46,000.00	\$46,000.00
	<b>Total: (Award)</b>				<b>\$138,000.00</b>
	<b>Base Bid 2.</b>				
	21 Pale Duenas, Talofofu, 4 bedrooms			\$67,500.00	\$67,500.00
	27 Pale Duenas, Talofofu, 5 bedrooms			\$68,500.00	\$68,500.00
	<b>Total:</b>				<b>\$136,000.00</b>
	<b>Base Bid 3.</b>				
	D 06, GH-82, Dededo, 1 bedroom			\$28,500.00	\$28,500.00
	4 RS, GH-35, Dededo, 5 bedrooms			\$27,500.00	\$27,500.00
	12 B RDB8, Dededo, 2 bedrooms			\$14,000.00	\$14,000.00
	4 B Calle Paquto, Toto, 3 bedrooms			\$49,000.00	\$49,000.00
	<b>Total: (Award)</b>				<b>\$119,000.00</b>
	Total Cost:				<b>\$393,000.00</b>

**Guam Evergreen Construction, Corp.**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1.</b>				
	No Bid				\$0.00
	<b>Base Bid 2.</b>				
	1.21 Pale Duenas, Talofofo 4 bedrooms				\$53,500.00
	2.27 Pale Duenas, Talofofo 5 bedrooms				\$61,000.00
	<b>Total: (Award)</b>				<b>\$114,000.00</b>
	<b>Base Bid 3.</b>				\$0.00
	<b>Total Cost:</b>				<b>\$114,000.00</b>

**Genesis Tech Corporation**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1.</b>				
	20 MSGR Jose Leon Guerrero, Asan (2 bedroom)				\$46,115.00
	21B Salas Agana Heights (2 bedroom)				\$66,000.00



	3B Eron LN. Sinajana 2 bedroom				\$74,100.00
	<b>Total:</b>				<b>\$186,215.00</b>
	<b>Base Bid 2.</b>				
	21 Pale Duenas, Talofofu (4 bedroom)				\$91,200.00
	27 Pale Duenas, Talofofu (4 bedroom)				\$89,000.00
	<b>Total:</b>				<b>\$180,200.00</b>
	<b>Base Bid 3.</b>				
	D-06 GH-82, Dededo (1 bedroom)				\$31,700.00
	4 RS San Agustin, GH35 Dededo (5 bedroom)				\$31,000.00
	12B BDB8, GH-48, Dededo (2bedroom)				\$22,000.00
	4B Calle Paquito Toto (2 bedroom)				\$65,350.00
					<b>\$150,050.00</b>
	<b>Total Cost:</b>				<b>\$516,465.00</b>

The Guam Housing and Urban Renewal Authority's (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

The Property Site Managers have identified projects within their AMPs that require rehabilitation and/or upgrades not only to their public units but the sites within their developments that are beyond the scope of maintenance repairs. Such projects include, but not limited to, complete renovation of kitchens and bathrooms, electrical upgrade, plumbing, replacement of interior and exterior doors, and other substantial physical changes that requires upgrades to the units and the sites.

In review of the bid result: O.H. Construction and Guam Evergreen Construction Corp. provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of the project to O.H Construction in the amount of \$257,000.00 for Bid Item numbers 1 and 3, and to Guam Evergreen Construction Corp in the amount of \$114,000.00 for Bid Item number 2. The following project timelines: is 160 consecutive calendar days, with no option periods, and not to exceed the amount of \$371,000.00.

**Change Order No. 1**  
**GHURA-24-004**  
**Renovation and Upgrade of Basketball Court and**  
**Construction of Generator Room at Toto Gardens**

February 14, 2025

Mr. Michael J. Lee  
 General Manager  
 O.H. Construction  
 P.O. Box 1197  
 Tamuning, Guam 96931

**SUBJECT:** Change Order No. 1 - GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens

Dear Mr. Lee:

In connection with your Contract dated May 03, 2025, for the renovation and upgrade of basketball court and construction of generator room at Toto Gardens . The following change order is in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down for the Supply of Materials and Labor for the Renovation and upgrade of basketball court and construction of generator room at Toto Gardens as:
- 2.

	Material and Labor description	Amount
1.	New Basketball Court Flooring work.	
	a. Demolition and disposal of existing concrete and asphalt	\$36,000.00
	b. Civil work; Grading with Sub- Base materials, Install base Course materials, Compaction, Concrete pouring.	\$118,000.00
2.	Deduction for removal ½ inch existing surface/	(-\$12,000.00)

3.	Breaking and Digging of Concrete Slab on Column Footing (under base course)	\$11,000.00
4.	New Generator supply and installation 50 KW/ 50 KVA ‘ “Standby” 120/240 volts	\$63,000.00
5.	Removal and Disposal of existing two 45 ft containers	\$9600.00
		Total: \$225,600.00

<b>Original Contract:</b>	\$1,010,000.00	<b>Contract NTP Date:</b>	May 28,2024
<b>Changes Approved:</b>	\$0	<b>Contract Duration:</b>	330 Calendar Days
<b>This Change Order:</b>	\$225,600.00	<b>Extension This Change Order:</b>	68 calender days
<b>Adjusted Contract Amount:</b>	\$1,235,600.00	<b>New Completion Date:</b>	June 30, 2025

ACCEPTED: O.H. Construction

\_\_\_\_\_  
 Mr. Michael J. Lee  
 General Manager

Date: \_\_\_\_\_

GUAM HOUSING & URBAN RENEWAL AUTHORITY

\_\_\_\_\_  
 Elizabeth F. Napoli  
 Executive Director

Date: \_\_\_\_\_